

## ***Five Points Projects***

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December 3, 2018

Dan Bursuck  
City of Tucson  
Lead Planner

Re: Letter of Support

Dear Mr. Bursuck,

I am writing to register my support for the long overdue Historic Preservation Zone (HPZ) Height Modification Unified Development Code Text Amendment (City Wide), which I understand is being considered at the next Planning Commission Meeting. I am in receipt of the Mayor and Council Memorandum Study Session notes of this issue and my comments follow:

As a provider of commercial and residential real estate to near downtown Tucson as well as greater Pima County, I believe this would be good for Tucson and go a long way to achieving the stated goals of the Plan Tucson Considerations as it relates to Business Climate, Land Use, Transportation, & Urban Design, and Quality of Life in Tucson. For decades infill properties in Tucson have been locked between Infill Incentive District (IID) designations and multiple overlay districts including HPZs. Meanwhile the cost- to- income curve has been negative, i.e., the cost of land , construction , entitlements , A & E fees and financing have risen steadily and at a greater rate than R.E. rental or sales income. In order for such properties to be developed in an economically responsible and sustainable manner, greater densities must be allowed to be achieved by the affected property owners. Allowing 48 feet plus heights and permitting the demolition of noncontributing structures per the IID and the HPZ standards will allow a bit of welcome relief to this problem. If approved I believe the City will be taking a needed step toward harmonizing the legitimate concerns of the historic preservation community, developers of historically sensitive places, and the City's desire for economic development in Tucson's near downtown.

As such I urge you to recommend approval of this measure to the Mayor and Council without degradation of the specifics referred to in the three pages of the Memorandum.

Sincerely,



Larry Kappler  
5- Points Projects Producer

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